

BOARD OF ZONING APPEALS AGENDA NOVEMBER 16, 2016

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **November 16, 2016**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

S.E. Williams QAMAR SHABON, SP 2016-BR-086 (HCC & error)

Admin.

Moved to

3/1/17 at

appl. req.

Admin. NIHAD JAAFFAR ALIAKBAR, A 2016-LE-011

Moved to

2/15/17 at

appl. req.

Public Hearings

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect. 18-301 of the
S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the
Continued C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
to 2/1/17 of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
(*Admin. moved from 12/9/15 and 5/18/16 at appl. req.*) (*Continued from 8/3/16.*)

9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under
Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously
C. Gresham approved for a home child care facility to permit an increase in the number of children.
Indefinitely Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land
Deferred zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59. (*Indefinitely deferred from 9/30/15*
at appl. req.) (*Reactivated on 6/22/16 at appl. req.*) (*Decision deferred from 10/5/16.*)

- 9:00 A.M. BRIAN AND AMY HOGAN, SP 2016-SU-083 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. and open deck 9.2 ft from rear lot line and reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 2.8 ft from rear lot line. Located at 2914 Mother Well Ct, Herndon, 20124, on approx. 10,396 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 025-3 ((04)) 0857.
S.E. Williams
Decision Deferred to 11/30/16
- 9:00 A.M. MARONE ABAGOBEZ, ST. MARRY CHILD CARE, SP 2016-LE-079 Appl. under Sects. 3-503, 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5215 Harbor Court Dr., Alexandria, 22315 on approx. 1,500 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((09)) 0138.
H. Eddy
Approved
(for 8 children)
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 ft. from one side lot line, the dwelling to remain 9.9 ft. from the other side lot line, and a deck to remain 5.1 ft. from the side lot line. Located at 3602 Elmwood Dr., Alexandria, 22303, on approx. 8,741 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 107. (*Decision deferred from 10/19/16.*)
H. Eddy
Decision Deferred to 12/7/16
- 9:00 A.M. BEATE S.M. WILSON AND DANNY R. WILSON AS TRUSTEES OF WILSON FAMILY TRUST FEBRUARY 2016, SP 2016-MA-085 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of an addition 6.6 ft from a side lot line. Located at 4012 Jewel St. Alexandria, 22312 on approx. 10,577 sq. ft. of land zoned R-3, H-C. Mason District. Tax Map 61-3 ((07)) (F) 7.
H. Eddy
Approved
- 9:00 A.M. BINDU BAJGAIN/LITTLE LEARNER'S HOME DAY CARE, SP 2016-DR-082 Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2218 Monaghan Dr., Herndon, 20170 on approx. 2,310 sq. ft. of land zoned R-8. Dranesville District. Tax Map 16-1 ((11)) 76.
E.M. Haley
Approved
(for 6 children)
- 9:00 A.M. BRIAN A. PETE AND STACY PETE, SP 2016-BR-084 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.2 ft from rear lot line. Located at 5414 Mount Greenwich Ct., Burke, 22015 on approx. 10,654 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 78-2 ((14)) 0272.
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN